PREPARED BY (AND RETURN TO):

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Instr:200006190060473 Page: 1 OF 2
REC'D FOR REC 06/19/2000 8:13:06AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $651.20

W & I Ref: (sk) Title No: 41724
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Jon Christopher Davis Kelli Michelle Davis 641 Old Hickory Blvd. #125 Brentwood, TN 37027	Bank One, N.A. 1600 E Northern Avenue, Suite 200 Phoenix, AZ 85020

TAX MAP-PARCEL NUMBERS: 171-3-B-87

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 176,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sharon Dennis, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jon Christopher Davis and spouse, Kelli Michelle Davis,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Unit No. 79 on the Plan of Phase One, Section Two Townhomes of Fredericksburg of record in Book 9700, page 364, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Sharon Dennis by deed from Radnor Homes, Inc. of record in Book 10670, page 72, Register's Office for Davidson County, Tennessee.

Marvin Dennis, spouse of Sharon Dennis, joins in this conveyance soley to convey any and all marital interest he may have in the above described property.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to: Taxes for 2000, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 9700, Page 364, said Register's Office, which Plan reference is hereby made for more particulars. ; The Declaration of Covenants, Conditions and Restrictions of record in Book 10126, page 435, Book 10224, Book 683, Book 10294, page 850, Book 10393, page 11, Book 7798, page 843, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 641 Old Hickory Blvd. #125, Brentwood, TN 37027

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 14th day of June, 2000.

Sharon Dennis
Sharon Dennis

Marvin Dennis
Marvin Dennis

State of Tennessee
County of Williamson

On this 14th day of June, 2000, before me the undersigned authority, personally appeared **Sharon Dennis and Marvin Dennis**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: [illegible]

Notary Public

State of Tennessee
County of Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 176,000.00

Affiant

Sworn and subscribed before me on the 14th day of June, 2000.

Notary Public

My Commission Expires: [illegible]